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## Planning Board Meeting of August 23, 2007

**Location:** The 4-story office building measuring 50 feet tall and consisting of 43,591 square feet of floor area will be located on Stanford Boulevard in the Columbia Corporate Park identified as Parcel A-40 on Tax Map 36, Grid 24, in the Sixth Election District of Howard County, Maryland.



Vicinal Properties:

The subject property is identified as Parcel A-40 of the Columbia Corporate Park, situated on Stanford Boulevard. A portion of Parcel A-40 (total acreage 4.21 acres) is also improved with the existing Lone Star restaurant. To the west of the property are Parcels A-15 (improved with a hotel)(plat no. 8996) and Parcels A-18 and A-19 (improved with an office building)(plat no. 9553). To the north and east of the property is Little Patuxent Parkway and the ramp to Snowden River Parkway and to the north of the proposed building is Parcel 46 which contains an existing cemetery. To the south of the property are Parcels A-27 (improved with a hotel)(plat no. 11885) and Parcel A-3 (improved with an office building) (plat no. 8120). Parcels A-15, A-18, A-19, A-27 and A-3 are all part of the Columbia Corporate Park.

Site History:

- FDP-117/ Sieling Industrial Center, Section1, Area 1;Recorded: 5/4/72.
- F-72-90C/Sieling Industrial Center, Section 1, Area 1; Recorded: 5/31/72.
- FDP-117A/ Sieling Industrial Center, Section1, Area 1; Recorded: 5/18/73.
- S-87-024/ Columbia Corporate Park (Sieling Industrial Center, Section 1, Area 1, Parcel A); Approved: 1987.
- P-87-043/ Columbia Corporate Park (Sieling Industrial Center, Section 1, Area 1, Parcel A); Approved: 8/21/87.
- SDP-87-193/Columbia Corporate Park (Sieling Industrial Center, Section 1, Area 1, Parcel A); Approved: 10/5/87.
- F-88-109/ Sieling Industrial Center, Section1, Area 1, Parcel A; Recorded: 9/16/88.
- F-90-026/Columbia Corporate Park-Parcels A-14 through A-17; Recorded: 11/13/89.
- FDP-117A-I/Sieling Industrial Center, Section1, Area 1; Recorded: 1/25/94.
- WP-95-103/ Columbia Corporate Park; Approved: 6/7/95.
- F-96-028/Columbia Corporate Park-Parcels A-26 & A-27; Recorded: 9/21/96.
- SDP-96-044/Columbia Corporate Park-Parcel A-26: Lone Star Steakhouse & Saloon; Approved: 4/25/96.
- F-03-206/Columbia Corporate Park-Parcels A-36 & A-37; Recorded: 12/19/03.
- F-07-013/Columbia Corporate Parcel-Parcel A-40; Recorded: 9-13-06.

General Comments:

**Site Improvements:** The SDP proposes the construction of a 4-story office building measuring 50 feet tall and consisting of 43,591 square feet of floor area. The area of the plan submission is 1.77 acres of Parcel A-40, with 1.73 acres of disturbance. Parcel A-40 consists of a total of 4.21 acres. The building would be accessed from Stanford Boulevard (off of McGaw Court) in the Columbia Corporate Park.

In accordance with FDP-117-A-I, an office building (a use permitted under M- zoning) is permitted by right.

**Environmental Concerns:** No wetlands, wetland buffers, streams, stream buffers or 100-year floodplain exist on site. Steep slopes do exist on site but they are less than 20,000 square feet in area and will not be impacted by the Limits of Disturbance associated with this plan.

**Stormwater Management:** Stormwater Management (SWM) for this project will be met by an existing on-site pond constructed under SDP-87-193 and through an on-site underground water quality structure that will address any additional SWM requirements for this project.

**Landscaping:** The Landscape Plan for this project complies with the New Town alternative compliance provision of the Howard County Landscape Manual and Section 16.124 of the Howard County Code.

**Forest Conservation:** The property is exempt from the requirements of Section 16.1200 of the Howard County Code for Forest Conservation because the property is zoned NT and has had preliminary plan approval prior to 12/31/92 per Section 16.1202(b)(1)(iv).

**FDP Requirements:**

**Height**

■ No structure may be constructed over 50 feet in height within the area encompassed by FDP-117-A-I, unless approved by the Howard County Planning Board. The proposed building will be 50 feet in height.

**Parking**

■ In accordance with FDP-117-A-I, 88 parking spaces (at 2 spaces per 1,000 square feet) are required. The plan proposes 111 parking spaces (including 5 handicapped spaces).

**Applicable Setback Requirements:**

The following setbacks are required per FDP-117-A-I for Employment Center Land Use Areas-Industrial:

■ 25' setback plus 1 additional foot for each additional foot of building height in excess of 20' along any public street, road or highway. The proposed building (50 feet tall) has therefore been placed 55 feet from Snowden River Parkway ramp.

■ All parking lot areas must be 25' from the right-of-way of any public street, road or highway.

**The Planning Board's approval is required for the following setback reduction:**

The applicant is requesting a reduction in the required 25-foot setback from the right-of-way of any public street, road or highway for parking lot uses. The request is for a reduction from 25 feet to 15 feet for the parking area along the Snowden River Parkway ramp.

**Planning Board Criteria:**

In accordance with Section 125.E.4.d of the Howard County Zoning Regulations, the following 2 criteria must be considered by the Planning Board when evaluating adjustment to parking setback requirements:

1. The adjustment will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, and will not be detrimental to the public welfare; and
2. The adjustment a) is needed due to practical difficulties or unnecessary hardships which arise in complying strictly with the FDP; and/or b) results in better design than would be allowed by strict compliance with the development criteria,

Per the applicant, the setback reduction with regards to parking is being done at the request of General Growth Properties (GGP). GGP has made this request to in order to provide more landscaped area around the proposed building. GGP believes that since the abutting right-of-way is actually only a highway access ramp to a main road, that a reduction in setback is appropriate in this location.

The subject parcel is located within an existing business park and is not immediately adjacent to any residential properties. The parking setback reduction is only for a portion of the property adjacent to the ramp to Snowden River Parkway and is being requested so as to increase the aesthetics of the project.

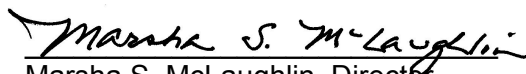
**Based on the above reasons, this request will not alter the character of the neighborhood or area in which the property is located, will not impair the appropriate use or development of adjacent property, will not be detrimental to the public welfare and results in better design than would be allowed by strict compliance with the development criteria.**

SRC Action:

The Subdivision Review Committee (SRC) determined this plan may be approved, subject to the compliance with minor comments from the Development Engineering Division and the Division of Land Development. **The site development plan file is available for public review at the Public Service Counter of the Department of Planning and Zoning, Monday through Friday, 8:00 a.m. to 5:00 p.m.**

Recommendation:

The Department of Planning and Zoning recommends that the Planning Board approve this SDP with the associated parking area setback reduction, subject to compliance with the SRC agency comments issued for SDP-07-056.

  
Marsha S. McLaughlin, Director  
Department of Planning and Zoning

08/07/07  
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Date





